

**Flat 6 Parkmount, 5 Meyrick Park Crescent,
Bournemouth, BH3 7AG**



Property overview

Guide Price £185,000

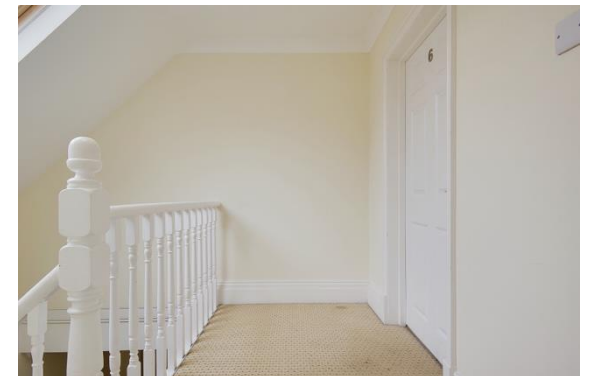
A recently updated two double bedroom top floor flat in the 'Parkmount' development of Meyrick Park.

Convenient for Meyrick Park (golf course, health club, rugby ground and tennis courts) the travel links of Wimborne Road (<200 yards), the popular shops, bars, restaurants and amenities of both Winton & Charminster High Streets (0.6 miles & 0.5 miles respectively), local pre, primary & secondary schools as well as travel routes to Bournemouth (1.5 miles), Poole (4.8 miles) and Southbourne (5.0 miles).

The accommodation offers an entrance hallway, an open-plan kitchen/lounge/diner, two double bedrooms and a bathroom.

The property also benefits from an allocated parking space, gas-fired central heating, UPVC double glazing and a long lease.

Offered with no forward chain and vacant possession.



Accommodation

Entrance Via:

Communal front door, stairs to second floor, door to:

Entrance Hall: 10' 3" x 3' 0" (3.12m x 0.91m)

Spotlights, smoke alarm, thermostat control panel, telephone door entry system, radiator, laminate flooring, doors to accommodation and door to:

Open plan Kitchen/Lounge/Diner: Overall Measurements: 22' 7" max x 15' 0" max (6.88m x 4.57m)

Kitchen Area: 11' 9" max x 10' 2" (3.58m x 3.10m)

Part sloped ceilings, skylight, spotlights, range of eye and base level units, 1 1/2 bowl stainless steel sink/drainage with mixer tap, integrated oven with gas hob and ceiling mounted extractor over, integrated low level fridge with freezer compartment, space for washing machine, cupboard housing Glow worm gas fired combination boiler, laminate flooring continued from hallway, open plan with:

Lounge/Dining Area: 15' 0" max to back of kitchen units widening to 18' 4" (5.58m) into recess x 12' 3" max into recess (4.57m x 3.73m)

Part sloped ceiling, spotlights, windows to side and front aspect, radiator.

Bedroom One: 16' 2" x 9' 3" (4.92m x 2.82m) widening to 9' 10" (2.99m) max into door recess

Part sloped ceilings, spotlights, window to side aspect, radiator, TV point.

Bedroom Two: 11' 0" x 10' 10" (3.35m x 3.30m)

Part sloped ceiling with skylight, spotlights, radiator, TV point.

Bathroom: 9' 5" x 6' 8" max (2.87m x 2.03m)

Part sloped ceilings, spotlights, ceiling mounted extractor fan, obscured window to side aspect, part tiled walls, panelled bath (with mixer tap, handheld attachment and glazed shower screen over), ladder style towel radiator, pedestal wash hand basin, WC.

Lease Length:

103 Years Remaining – (125 Years from 1st Jan 2002)

Service Charge:

£2,189.68 per year.

Ground Rent:

£400 per year.

Externally:

There is a driveway that leads to the rear residents' car park where there is an allocated space for this flat. There is also plenty of unrestricted parking on the road.

Works Carried out and Fixtures & Fittings:

As well as extensive redecoration and other work - e.g. gas safety and 5 year electrical sign off (EICR), the vendor is including the following new items as part of the sale:

Gas hob, electric oven, extractor hood, kitchen sink, integrated under counter fridge, laminated flooring, carpets, spotlights.

Photography





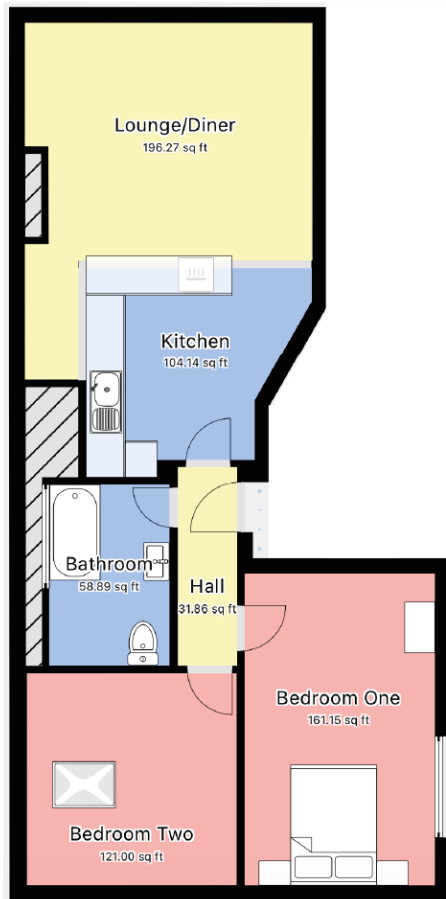






Floor Plan

EPC



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SIMOM RCO DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS

| | | | |
|--|---------------------------|---------------------|--------------------------|
| Flat 6 5, Meyrick Park Crescent BOURNEMOUTH BH3 7AG | Energy rating E | Valid until: | 14 May 2029 |
| | | Certificate number: | 0418-3062-6265-6311-9924 |

| | |
|------------------|------------------|
| Property type | Top-floor flat |
| Total floor area | 65 square metres |

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is E. It has the potential to be D.

[See how to improve this property's energy efficiency.](#)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | | 58 D |
| 39-54 | E | 44 E | |
| 21-38 | F | | |
| 1-20 | G | | |

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details

Contact

Tel: 01202 805 806

Email: hello@simonandcoproperty.co.uk

Also find us on

